

Document NO. 5538
ADOPTED
NOVEMBER 24, 1992

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PAUL L. BARRETT, DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
ANTONIO J. TORRES, DEPUTY DIRECTOR

SUBJECT: ST. CECILIA'S HOUSING DEVELOPMENT,
108 KILMARNOCK STREET AND 74-78 QUEENSBURY STREET,
FENWAY - Z# 16054 AND Z# 16055

SUMMARY: The St. Cecilia's House Inc. proposes to build 123 housing units for the elderly and 25 units for people with AIDS. Also, 17 parking spaces will be provided in a structured garage. The developer has met several times with community representatives and has incorporated their concerns into the proposed development concept.

BACKGROUND

St. Cecilia's House Inc., appellant, seeks twelve zoning variances, in an L-2 (Local Business) and H-2 (Residential) zoning district to build a 123-unit elderly housing complex, a 25 unit independent assisted living wing, to be constructed as a separate project, for people with AIDS, and about 17 structured parking spaces. The twelve zoning variances are comprised of two (one for each structure and its associated plot) of the following six variances : 1) excessive floor area; 2) insufficient useable open space; 3) insufficient front yard; 4) insufficient rear yard; 5) insufficient setback of parapet; and 6) insufficient off-street parking. The combined FAR for these two buildings is approximately 3.3.

DEVELOPMENT TEAM

The development team is comprised of the following : Archdiocese's Planning Office for Urban Affairs (POUA) as the developer; The Architectural Team as the architect; the Halvorson Company as the landscape architect; the law firm of Goulston and Storrs; and Peabody Construction as the general contractor.

PROPOSED PROJECT

The property is located on approximately 34,360 square feet of land at the corner of Queensbury and Kilmarnock Streets in the Fenway neighborhood. It is bounded to the south by residential uses and the Holy Trinity Russian Orthodox Cathedral, to the west by residential and commercial uses, and to the north and east by residential uses.

The project will contain 123 low-income elderly housing units comprised of 101 one-bedroom and 22 studios in a six and one-half story building. It will provide the elderly persons who will reside there with an adequate level of care in their elderly environment. The complex will contain a 23-unit congregate care floor for those residents no longer able to maintain their one bedroom apartments and needing a higher level of care. A resident manager will live in one unit. The project will be a comprehensive care facility including a state of the art energy management program developed and sponsored by GTE Sylvania, Boston Edison, and Applied Resources, Inc. Seventeen on-site parking spaces will be provided in an on-site garage.

The proposed elderly residential model will enable those residents in congregate care who regain a sufficient measure of independence to move into their own apartments. In addition, the model establishes a direct link to the services that are available throughout the Archdiocese. The developer proposes to bring together a team of professionals in housing management, social service delivery, health care delivery, and housing development who have collaboratively formulated the elderly residential model over the past ten years. The services to be provided at this site will also be available to Fenway elderly residents.

The developer also plans to build a six and one half story wing on this site. It will house 25 independent assisted living units for people with AIDS.

FINANCING

The affordable elderly development component will be financed under the U.S. Department of Housing and Urban Development (HUD) Section 202 program. This project received HUD's largest Section 202 award in the nation, an \$8.5 million award. The developer is pursuing separate financing for the construction of the contiguous wing for people with AIDS.

NEIGHBORHOOD PLANNING

The proposed project will complement other developments and improvements in the Fenway. The project is consistent with the goals and objectives of development guidelines which are under consideration for the Fenway.

The twelve zoning variances required for this project are minimal or technical variances, and are appropriate because they do not adversely impact the

neighborhood. The project is located in a primarily residential district, including several multi-family buildings, surrounded by some neighborhood business uses. The height of the building conforms to the zoning code and is comparable to the height of both older and newer buildings in the area. The site falls in a zoning district which allows a floor area ratio of 2. The combined FAR for this project is 3.3, not unlike other neighborhood projects. The need for open space is mitigated by the provision of an interior courtyard of about 10,000 square feet for the enjoyment of the elderly residents and the community during daylight hours. The presence of the nearby Emerald Necklace park land, one block away, provides added open space. The yard setback violations have been created to align the building in conformity with the existing building edges along Kilmarnock and Queensbury Streets, as well as in conformance with concerns raised by the neighborhood and by BRA design staff.

TRANSPORTATION

The developer has submitted a Transportation Access Plan to the Boston Transportation Department. The parking requirements for low income elderly developments is .2 spaces per unit. The proposed 17 parking spaces falls short of the required 25 spaces for an elderly building; however, since 23 units are for congregate care and 25 assisted independent living units for people with AIDS, the proposed 17 parking spaces are reasonable for the proposed residential uses. Also, the development is accessible by public transportation, and within walking distance to convenience stores, restaurants, and to a supermarket. Moreover, if needed, the developer is willing to secure additional parking spaces by executing a lease or making other arrangements with a nearby church, which has adequate spaces.

COMMUNITY REVIEW

The community has reviewed the proposal in two public meetings on May 21 and on August 18, 1992. The public meetings were held at the Holy Trinity Russian Orthodox Church. They were sponsored by the Mayor's Office of Neighborhood Services in conjunction with the Fenway Civic Association, Fenway Community Development Corporation, and Kenmore Audubon Fenway Neighborhood Initiative (KAFNI). The development team has also held numerous other meetings with interested community members. While concerns, like building setback, were raised at these meetings, they have been satisfactorily addressed by the developer.

BOSTON CIVIC DESIGN COMMISSION

The proposed development is more than 100,000 square feet and is subject to the design review of the Boston Civic Design Commission (BCDC). Last summer the BCDC reviewed the proposed development and recommended changes at its meeting of July 7, 1992. The developer has made the required modifications and the BCDC recommended approval at its September 8, 1992 meeting.

RECOMMENDATION

BRA staff recommends approval of this Board of Appeal application.

The dimensional variances required for this project are necessary to accommodate the buildings and structured parking for about 17 cars. The height and massing of the proposed six and one-half story building have been modified as part of the BRA and BCDC design review to reduce the visual impact from the street.

An appropriate vote follows:

VOTED: In reference to petition Z - 16054 for 108 Kilmarnock Street and Z -16055 for 74-88 Queensbury Street in the Fenway, for twelve zoning variances in an L-2 and H-2 District; the variances are: 1) excessive floor area; 2) insufficient useable open space; 3) insufficient front yard; 4) insufficient rear yard; 5) insufficient setback of parapet; and 6) insufficient off street parking; the Boston Redevelopment Authority recommends approval with the following provisos: that a Transportation Access Plan be approved by the City's Transportation Department; and that the project be subject to the BRA's comprehensive design review.

St. Cecilia's House Locus Map

FENWAY
VICTORY
GARDENS

ROSE GARDEN
COMMUNITY

MUSEUM OF
FINE ARTS

RIVER
BAY

McDONALD'S
Laundry
Convenience
Store
Pizza

PARKING
GARAGE

SITE

Video
Bakery
Restaurant

DOMINO'S
BURGER KING

GARDNER
MUSEUM

NORTH

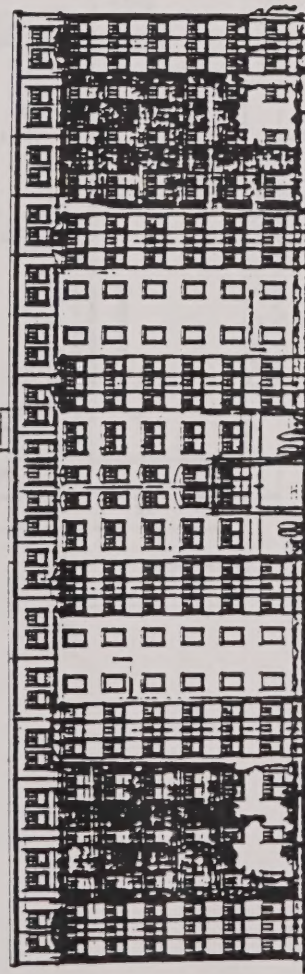
FENWAY
PARK

STAR
MARKET



ST. CECILIA'S HOSPITAL

11.0.8. KILL, MARRY, FOCK - STRIKE
13.0.9.11. MASSACRAGES



SPONSOR

Roman Catholic Archbishop of Boston, A Corporation Sole
2121 Commonwealth Ave., Boston, MA

OWNER

St. Cecilia's House Inc.

ARCHITECT.

The Attendance total is 1,000 for

UNITED

BRAYN

- [illegible]



PERJURIA MAGNA

[illegible]

The Architect's Team

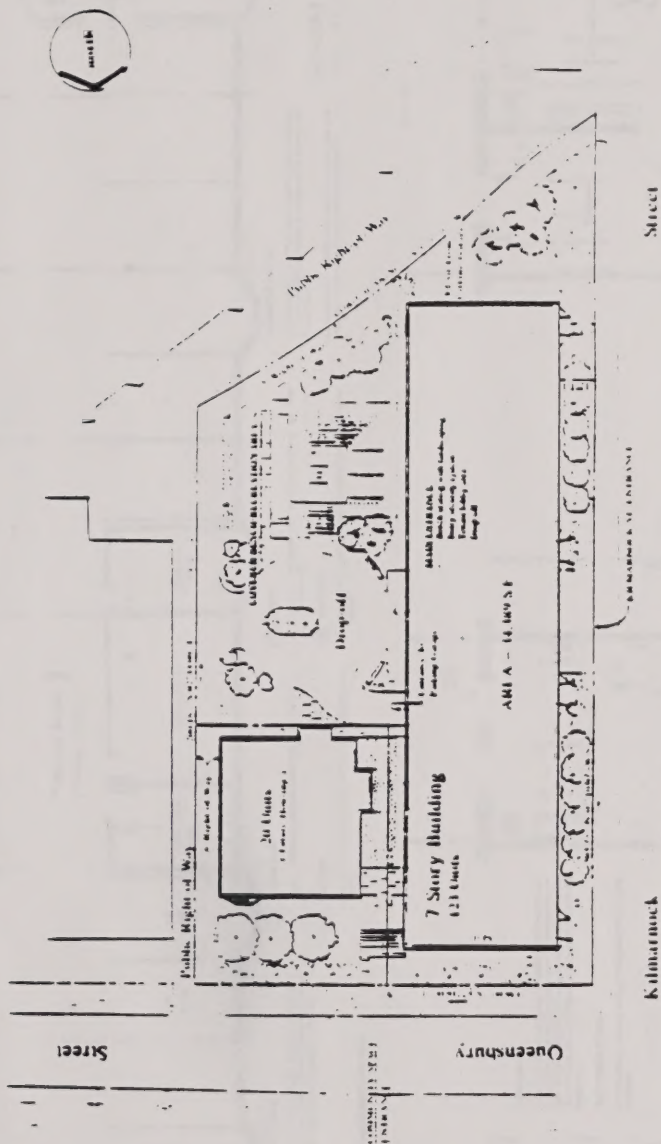
501 Commonwealth Way
At: Adams Hill
Chelsea, MA 02150
Telephone: 617 861 1121
Fax: 617 861 1129



ST. CECIL HOUSE

Boston, MA
Site Plan

A-1.01

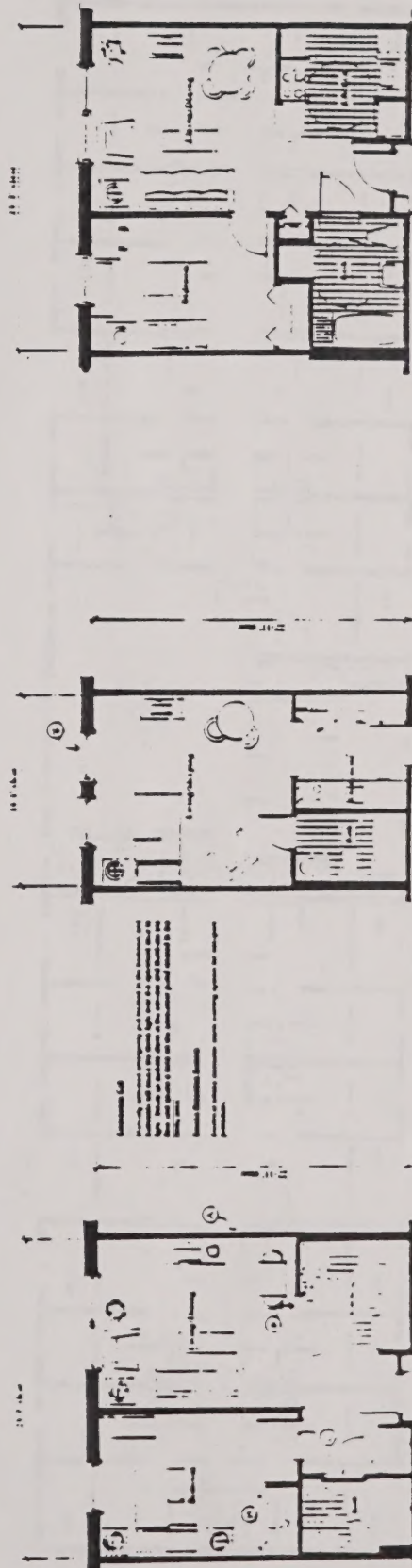
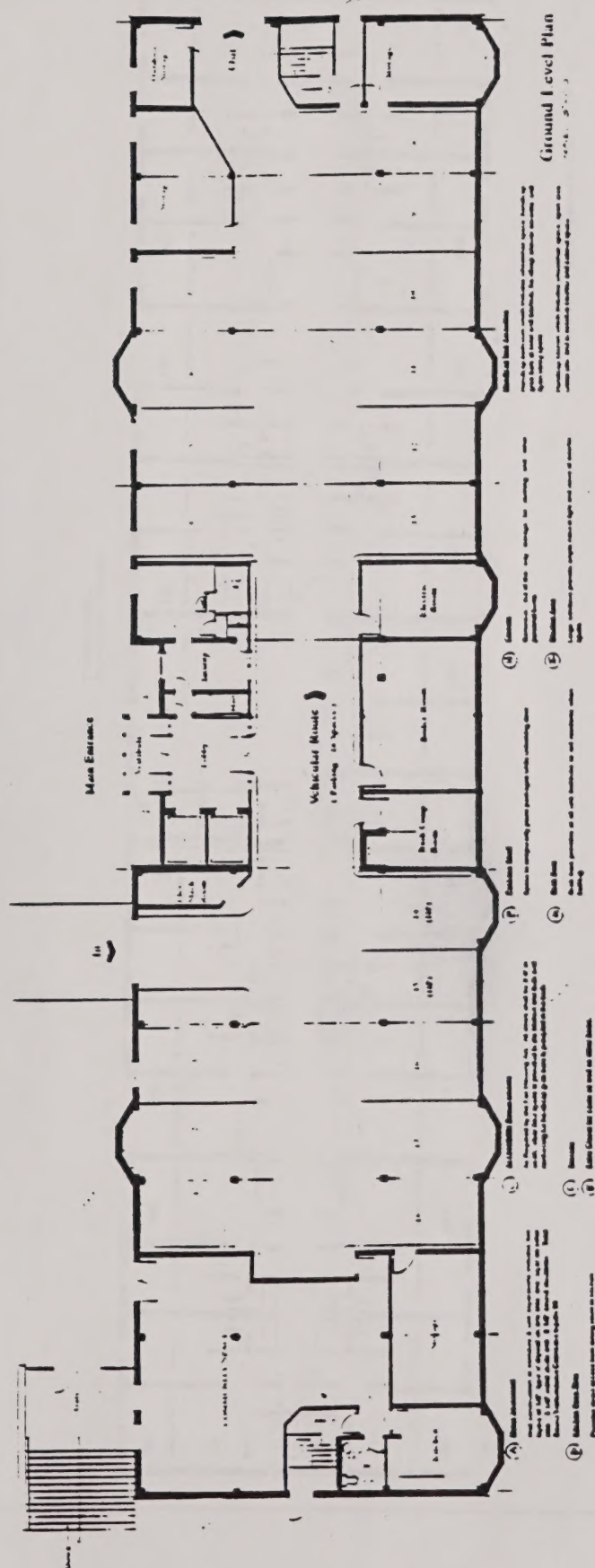




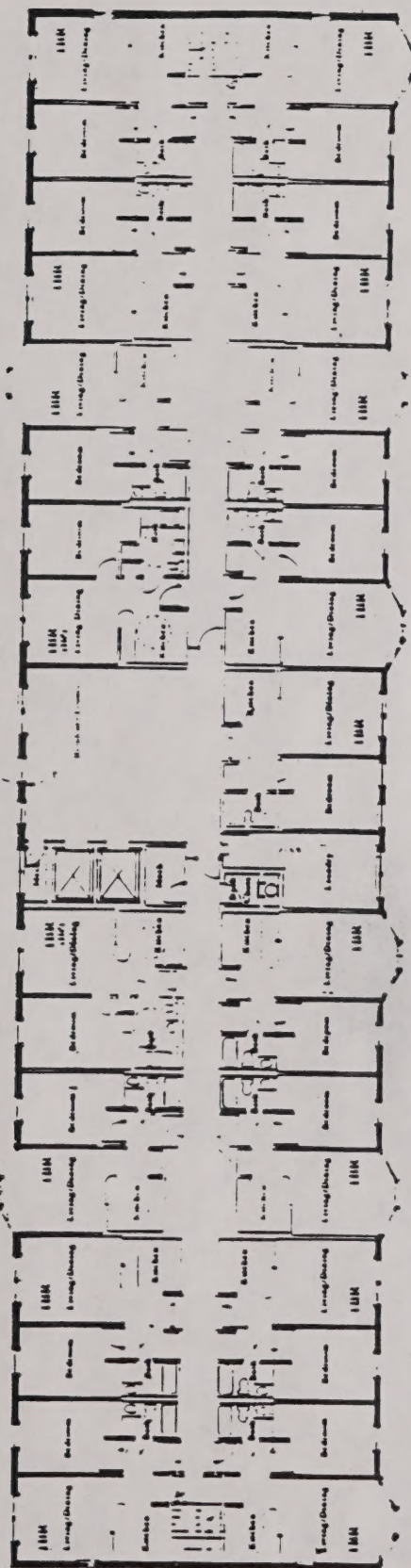
ST. CECIL HOUSE

Moston, MA
 Ground Level Plan
 and
 Typical Units

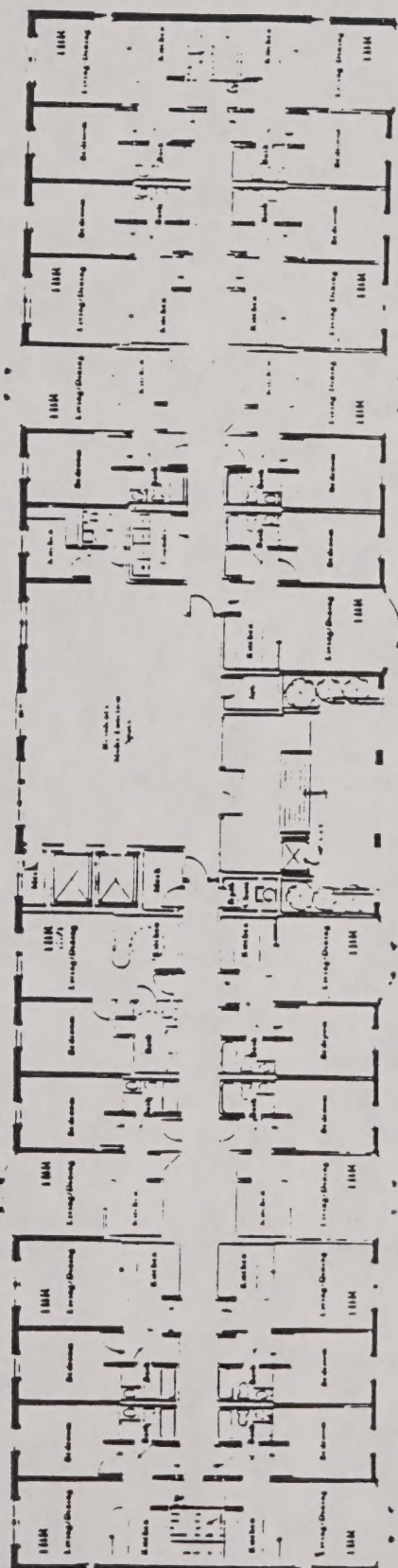
A-1.02



ALL ROOMS ARE 10' x 10' OR LARGER.
Dimensions are given for each room.



Second, Third, Fourth and Fifth Floor Plan



First Floor Plan

